



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:34:05
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Assessment Data					Primary Image																																																																												
Account 660100727 Parcel ID 00000000-00200248-001-0007 Cadastral ID 01-20-14-03260 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 332752 HYLANDER, SPENCER ALLEN & KATHRYN JEAN 18826 E CHOKEBERRY ST OWASSO OK 74055-0000 Parcel Location Situs 18826 E CHOKEBERRY ST Subdivision DEER RUN AT STONE CANYON PHASE II Lot/Block 0007 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-13\IMG_008 7/13/2021</p>																																																																												
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Lot Data		Square-Foot - NBHD 1039 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5647		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	24,600.00 x 5.06 = 124,580		
Factor Value			
Adjustments	1.0000		
Lot Value	124,580		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-7-13\IMG_008 7/13/2021

Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	85% Frame, Stucco 15% Veneer, Stone
Base/Total Area	2,005 / 2,938
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,005
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	762 Attached Garage - Finished
Remodel	
Year/Eff Age	2020 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	439,006	149.42	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	568,770		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.28	Total Misc Impr	+ 31,418
Roofing Adj	+ 4.13	Garage Cost	+ 43,365
Subfloor Adj	+ -3.15	Total RCN	= 442,944
Heat/Cool Adj	+ 16.31	Depreciation (3%)	- 13,288
Plumbing Adj	+ 9.74	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 429,656
Adj Base Cost	= 125.31	Lot Value	+ 124,580
Total Area	x 2,938	Indicated Value	= 554,236
Adjusted Cost	= 368,161	Value Per SqFt	188.64

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	429,656		
Lot Value	124,580		
Indicated Value	554,236	188.64	Per SqFt
Agland Value			
Site Improvements			
Total Value	554,236	188.64	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	146524	345		345	31.80		10,971
PRCH	SLAB PORCH - COVERED	146525	245		245	32.11		7,867
PATO	Slab Porch - Open	146527	495		495	10.78		5,336



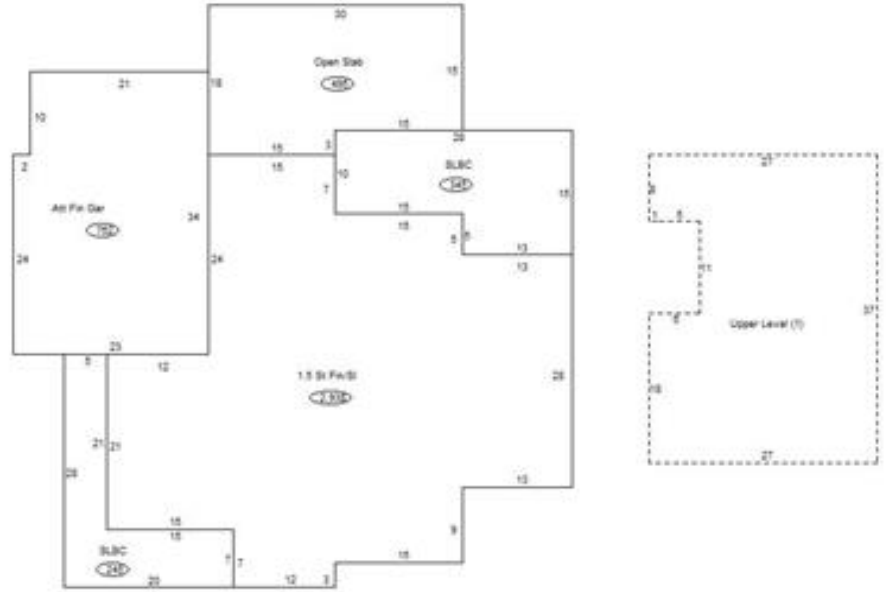
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,005	1.465	2,938
2	G	5		13	Att Fin Gar	762	1.000	762
3	M	PRCH		13	SLBC	345	1.000	345
4	M	PRCH		13	SLBC	245	1.000	245
5	U	^UL		13	Upper Level (1)	933	1.000	933
6	M	PATO		13	Open Slab	495	1.000	495
Total Building Area						2,005		2,938